

076.0

0005

0016.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

926,200 /

926,200

USE VALUE:

926,200 /

926,200

ASSESSED:

926,200 /

926,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SPECTOR JEFFREY	
Owner 2: SPECTOR HEATHER M	
Owner 3:	

Street 1: 60 COLLEGE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SPECTOR JEFFREY -

Owner 2: -

Street 1: 60 COLLEGE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,963 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2767 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10963		Sq. Ft.	Site		0	70.	0.68	12									524,225						524,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10963.000	386,600	15,400	524,200	926,200		48479
							GIS Ref
							GIS Ref
							Insp Date
							11/06/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	48479
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	21:09:33
LAST REV Date	Time
07/23/19	09:56:54
apro	
6371	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,600	15400	10,963.	524,200	926,200	926,200	Year End Roll	12/18/2019
2019	101	FV	356,700	15400	10,963.	486,800	858,900	858,900	Year End Roll	1/3/2019
2018	101	FV	356,700	15400	10,963.	486,800	858,900	858,900	Year End Roll	12/20/2017
2017	101	FV	356,700	15400	10,963.	426,900	799,000	799,000	Year End Roll	1/3/2017
2016	101	FV	356,700	15400	10,963.	389,400	761,500	761,500	Year End	1/4/2016
2015	101	FV	301,800	15400	10,963.	344,500	661,700	661,700	Year End Roll	12/11/2014
2014	101	FV	282,700	15400	10,963.	325,800	623,900	623,900	Year End Roll	12/16/2013
2013	101	FV	282,700	15400	10,963.	310,000	608,100	608,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPECTOR JEFFREY	48204-330		9/22/2006	Family	99	No	No		
COSTA ANTHONY J	46776-9		1/5/2006		575,000	No	No		
	9467-405		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/23/2019	83	Redo Kit	18,500	C					11/6/2018	MEAS&NOTICE	BS	Barbara S
8/9/2016	1096	New Wind	5,000	C				new front door +wi	5/14/2014	External Ins	PC	PHIL C
10/25/2013	1591	Redo Bat	14,200	C					3/4/2014	Info Fm Prmt	EMK	Ellen K
9/20/2006	796	New Wind	8,000						12/16/2008	Meas/Inspect	163	PATRIOT
2/16/2006	103	Re-Roof	6,975						6/22/2006	MLS	HC	Helen Chinal
10/13/2004	1011	Manual	2,800					BUILD STAIRWAY TO	4/22/2005	Permit Visit	BR	B Rossignol
12/18/2003	1068	Siding	7,500			G6	GR FY06	GARAGE VINYL SIDIN	3/11/2004	External Ins	BR	B Rossignol
5/18/1995	270	Manual	1,600					REBUILD PORCH STEP	1/11/2000	Inspected	276	PATRIOT
									11/8/1999	Mailer Sent		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 21 - Split Level				Full Bath: 1	Rating: Good			OF=EXTRA SINK IN BATHROOM.										
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Good													
Foundation: 1 - Concrete				A 3QBth: 1	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating:													
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:													
Sec Wall: 8 - Brick Veneer	10 %			OthrFix: 1	Rating: Average													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1										
Color: BLUE				A Kits: 1	Rating: Average			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 2	Rating: Average			Other										
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1959	Eff Yr Blt:			Location: 1				Lvl 1										
Alt LUC:	Alt %:			Total Units: 1				Lower										
Jurisdct: G15	Fact: .			Floor: 1				Totals				RMS: 7	BRs: 3	Baths: 1	HB: 1			
Const Mod:				% Own: 1														
Lump Sum Adj:				Name: 1														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional: 1				Interior:		1	7	3						
Sec Int Wall: 1	%			Economic: 1				Additions:										
Partition: T - Typical				Special: 1				Kitchen:										
Prim Floors: 4 - Carpet				Override: 1				Baths:										
Sec Floors: 1	%			Total: 18.6 %				Plumbing:										
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:										
Subfloor: 1				Basic \$ / SQ: 95.00				Heating:										
Bsmnt Gar: 1				Size Adj: 1.28868604				General:										
Electric: 3 - Typical				Const Adj: 1.00300002				Totals				1	7	3				
Insulation: 2 - Typical				Adj \$ / SQ: 122.792														
Int vs Ext: S				Other Features: 148000														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod: 1														
% Heated: 100		% AC: 1		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 474983														
% Com Wall	% Sprinkled: 1			Depreciation: 88347														
				Depreciated Total: 386636				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1								
							Juris. Factor: 1.00	Before Depr: 122.79										
							Special Features: 0	Val/Su Net: 99.69										
							Final Total: 386600	Val/Su SzAd: 235.16										
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1										
SPEC FEATURES/YARD ITEMS								PARCEL ID	076.0-0005-0016.A									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
4	Garage W/Lof	D	Y	1	34X24	G	GV	1960	24.84	T	24	101			15,400	G6	15,400	
More: N	Total Yard Items:	15,400	Total Special Features:		Total:	15,400												
SKETCH																		
SUB AREA				SUB AREA DETAIL														
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
FFL	First Floor	1,644	122.790	201,871	BMT	100	RRM	30	G									
LLV	Lower Level	900	96.700	87,029	LLV	100	FLA	100	A									
BMT	Basement	744	45.840	34,108														
WDK	Deck	336	9.000	3,025														
PAT	Patio	254	3.740	949														
Net Sketched Area: 3,878				Total: 326,982														
Size Ad	1644	Gross Are	3878	FinArea	2767													
IMAGE																		
AssessPro Patriot Properties, Inc																		